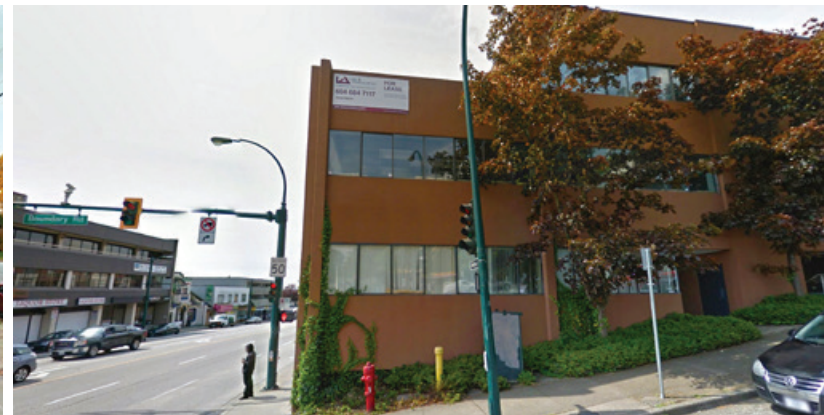


FOR LEASE | OFFICE/RETAIL
3683 EAST HASTINGS STREET
VANCOUVER, BC



Location

- ▶ High exposure corner of East Hastings and Boundary Road
- ▶ Close to transit hub
- ▶ Minutes to Burnaby Heights, the East Village and Downtown

Building Features

- ▶ Attractive lease rates
- ▶ Ample parking

James Bayley

Personal Real Estate Corporation
D 604.630.3385 C 604.719.4583
james.bayley@lee-associates.com

Available Area

Floor	Size
Restaurant	LEASED
CRU 3	LEASED
2nd Floor	2,500 SF

Features

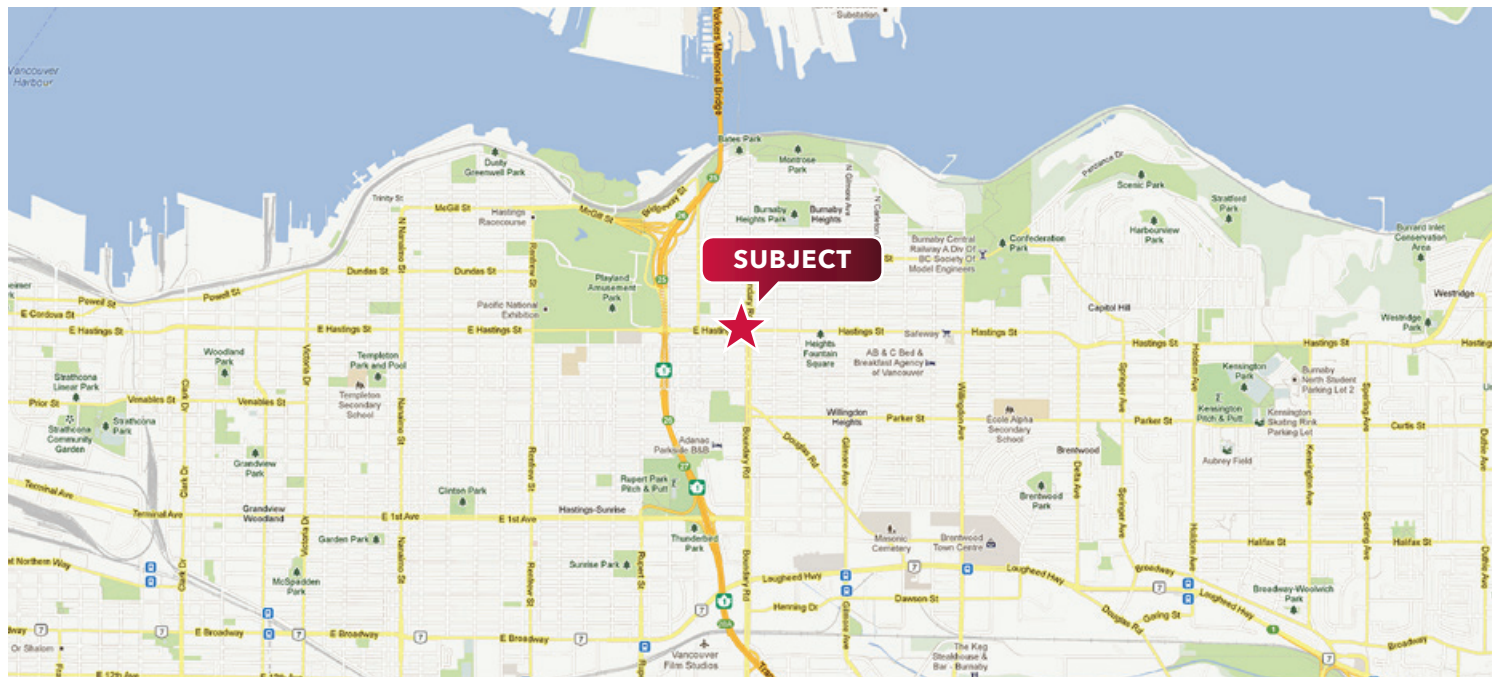
- ▶ Close proximity to transit and Downtown Vancouver
- ▶ Air conditioned
- ▶ Elevator service
- ▶ Ample parking
- ▶ Patio opportunity

Zoning

C-2C

Lease Rate

Retail – \$25.00 PSF net
 Office – \$22.00 PSF net



James Bayley
 Personal Real Estate Corporation
 D 604.630.3385 C 604.719.4583
 james.bayley@lee-associates.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. © Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved. 02/06/23.